HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

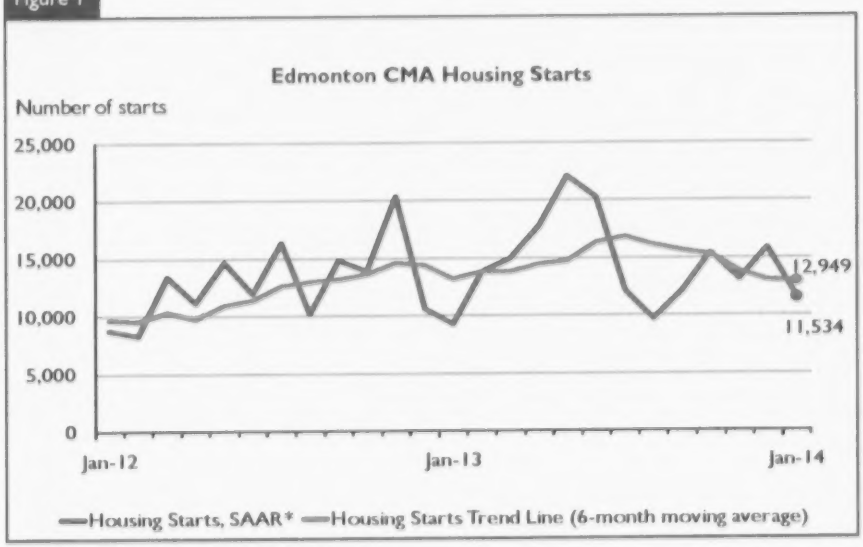
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2014

Highlights

- Actual housing starts rise in January
- Single-family supply continues to rise
- The number of apartments in ownership inventory declines

Figure 1



* SAAR: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

Housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 12,949 units in January compared to 13,043 in December. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Edmonton CMA increased 25 per cent from 619 in January 2013 to 776 in January 2014. Both the number of single-detached starts and multi-family starts increased on a year-over-year basis. Foundations were poured on 388 single-family homes in January, up from 304 a year prior. There were also 388 multi-family housing starts in January, a 23 per cent increase from the 315 units started in the same period of 2013.

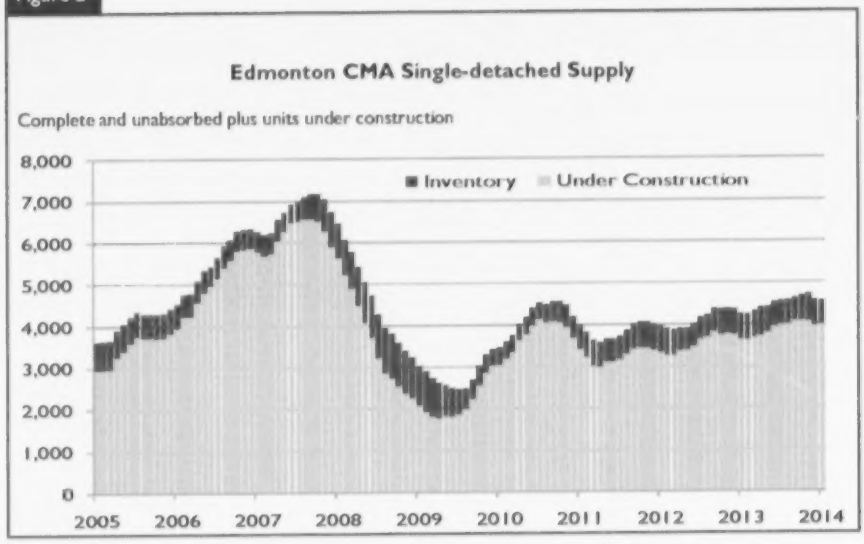
The number of single-detached housing starts in the Edmonton CMA increased 28 per cent in January. Within the City of Edmonton, 290 single-family homes were started, up from 218 one-year prior. Strong employment growth of 3.6 per cent in 2013, coupled with elevated migration, will continue to drive demand for single-family homes in Edmonton in 2014. As well, the selection of homes for sale in the competing resale market has fallen in the past year leading more prospective home buyers to look to the new home market.

There were 3,990 single-detached homes under construction in January, a 10 per cent increase over the same period of 2013. The number of complete and unabsorbed single-detached homes in ownership inventory declined six per cent year-over-year in January to 579 units, down from 619 a year earlier. A total of 363 single-detached homes were completed in January, down 13 per cent from the same month of 2013. At the same time, absorptions of single-family homes remained relatively stable, at 403, down slightly from 408 a year earlier. The supply of single-family homes continued to move higher on a year-over-year basis in January. Total supply, which includes homes under construction plus those in inventory, stood at 4,569 in January, up seven per cent year-over-year. With gains in single-detached starts in the last two years, new supply has been increasing in the Edmonton CMA since early 2012.

The averaged absorbed price for a new single-detached home increased 10.5 per cent in January to $562,354, up from $508,847 in January 2013. The increase was, in part, due to a higher proportion of higher priced homes being absorbed. Homes priced above $450,000 accounted for 64 per cent of single-family homes absorbed in January, compared to 50 per cent one year prior.

Multi-family housing starts in the Edmonton CMA, which include semi-detached, row, and apartment units, totalled 388 units in January, a 23 per cent increase from a year earlier. While both apartment and semi-detached starts rose on a year-over-year basis, the number of row starts declined. There were 25 row units started in January, down from 53 twelve months prior. A low vacancy rate in the Edmonton CMA has helped support construction in the multi-family sector. In January, 126 rental apartments were started, up from 78 in the corresponding month of 2013.

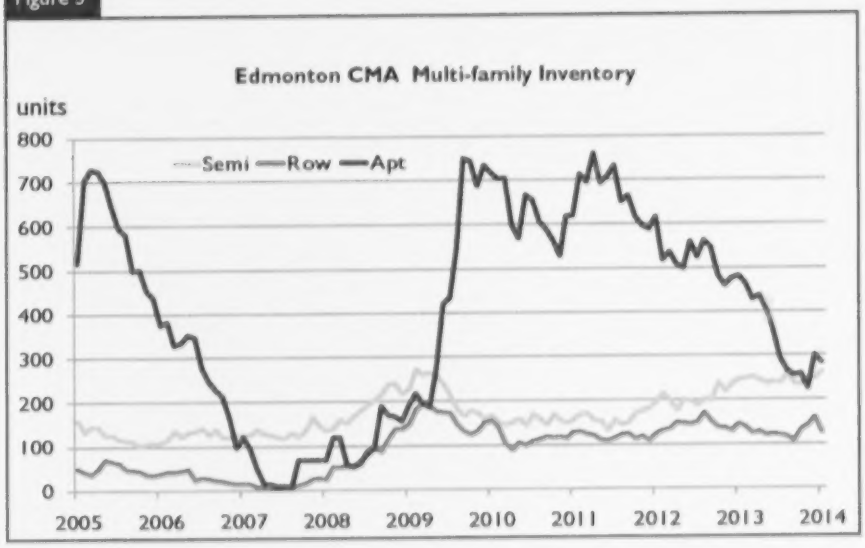
Figure 2



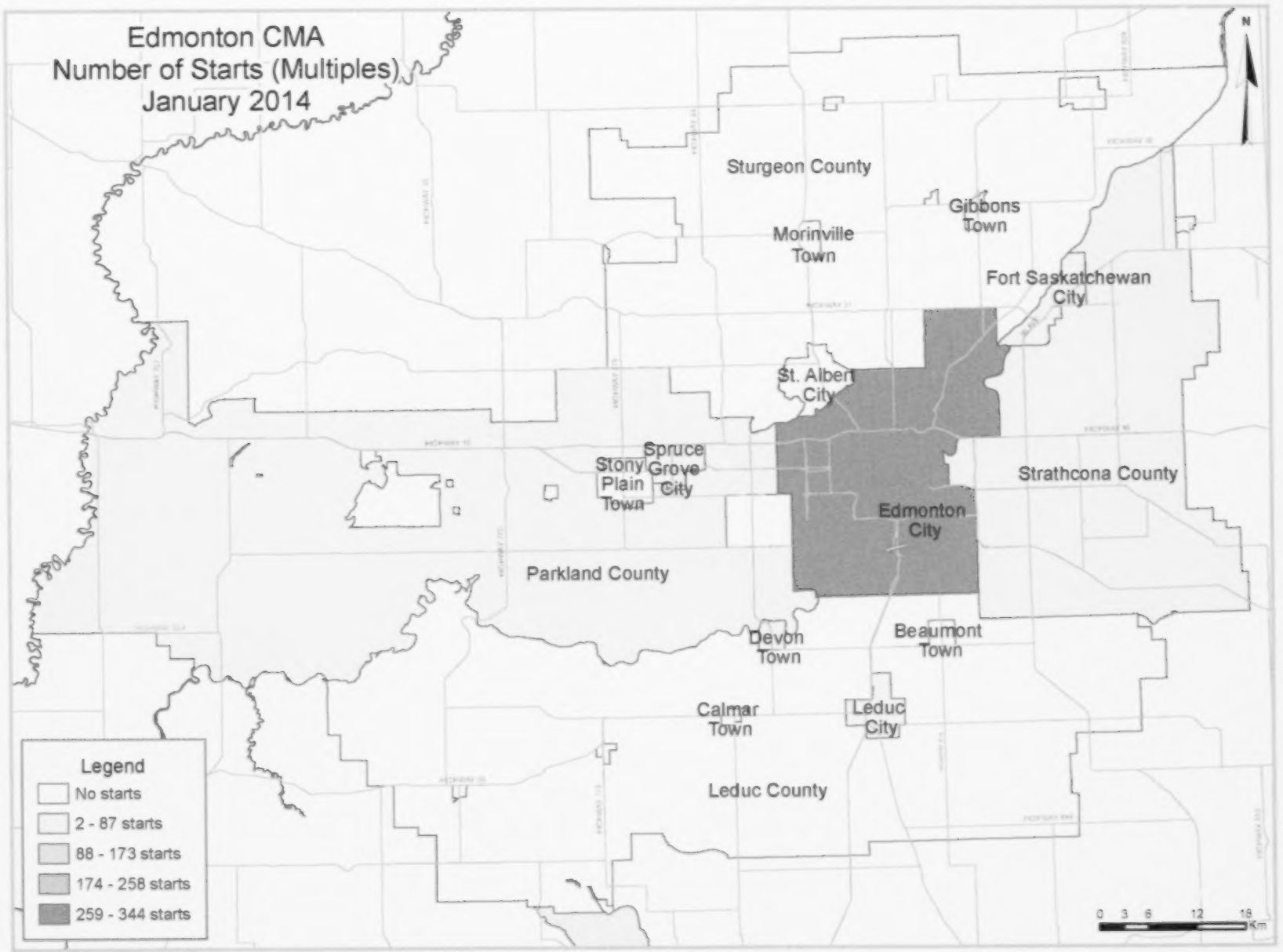
Source: CMHC

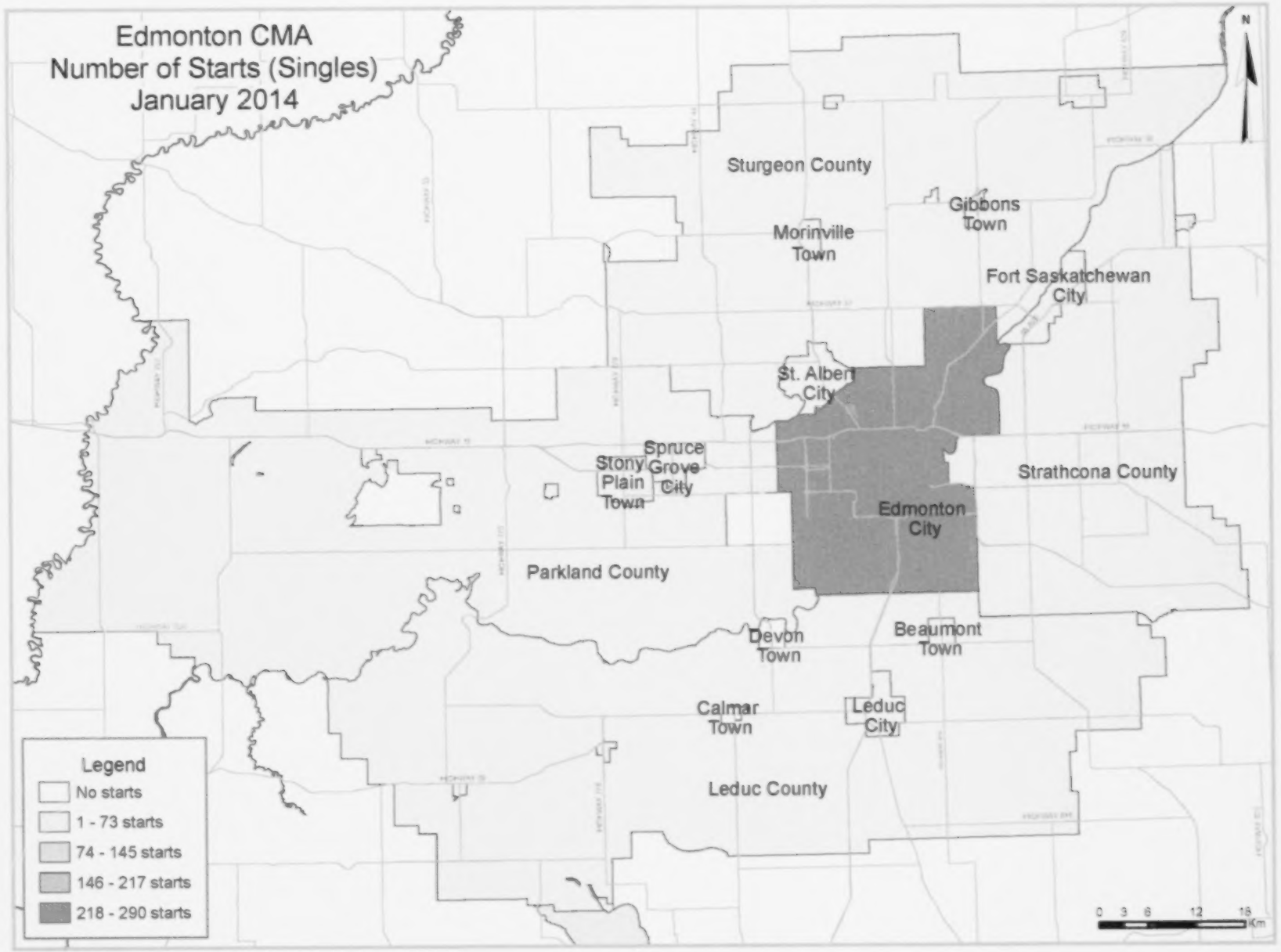
Absorptions of multi-family units into the ownership market totalled 494 in January, up from 387 12 months prior. Ownership inventory of multi-family units continued to decline on a year-over-year basis. There were 672 units in inventory, a 23 per cent decline from a year prior. Much of the decline was attributable to lower apartment inventory, which at 284 units was down 41 per cent from January 2013. The number of multi-family units under construction increased 19 per cent year-over-year in January to 9,379 units, up from 7,862 one year prior.

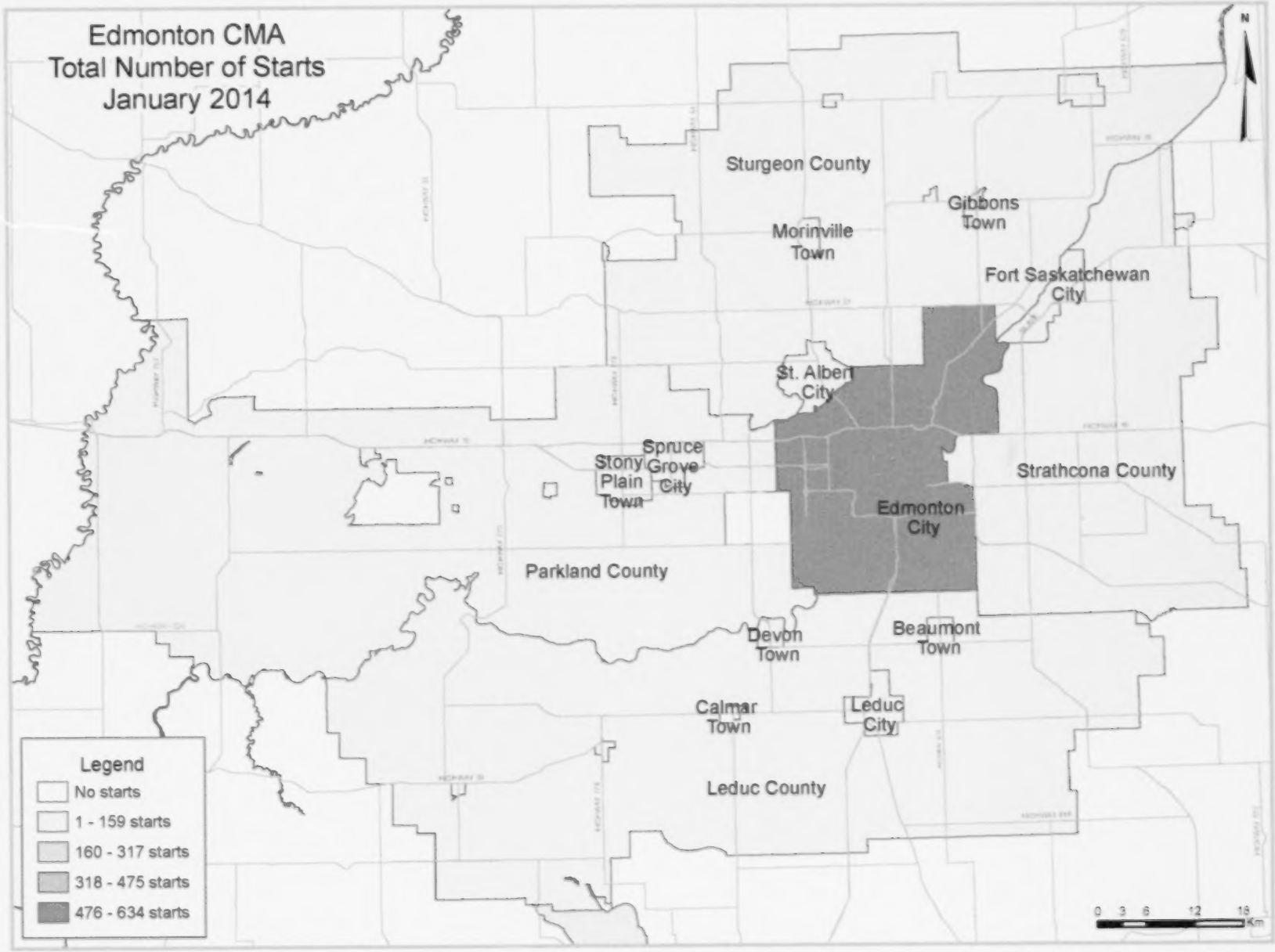
Figure 3

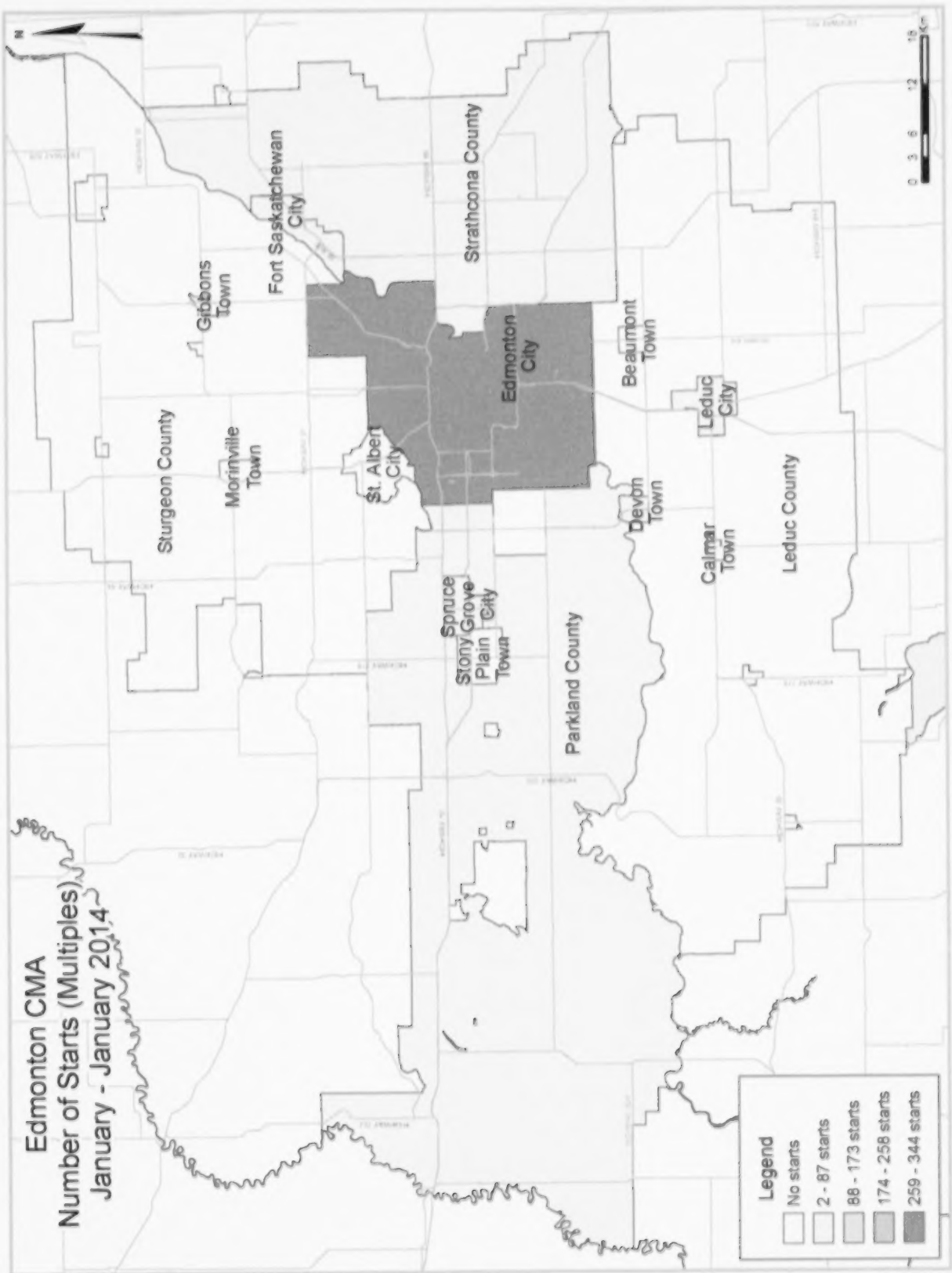


Source: CMHC


Edmonton CMA
Number of Starts (Multiples)
January 2014
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
2 - 87 starts
88 - 173 starts
174 - 258 starts
259 - 344 starts
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
January 2014
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 73 starts
74 - 145 starts
146 - 217 starts
218 - 290 starts
0 3 6 12 18
Km


Edmonton CMA
Total Number of Starts
January 2014
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 159 starts
160 - 317 starts
318 - 475 starts
476 - 634 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Multiples)
January - January 2014
Legend
No starts
2 - 87 starts
88 - 173 starts
174 - 258 starts
259 - 344 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
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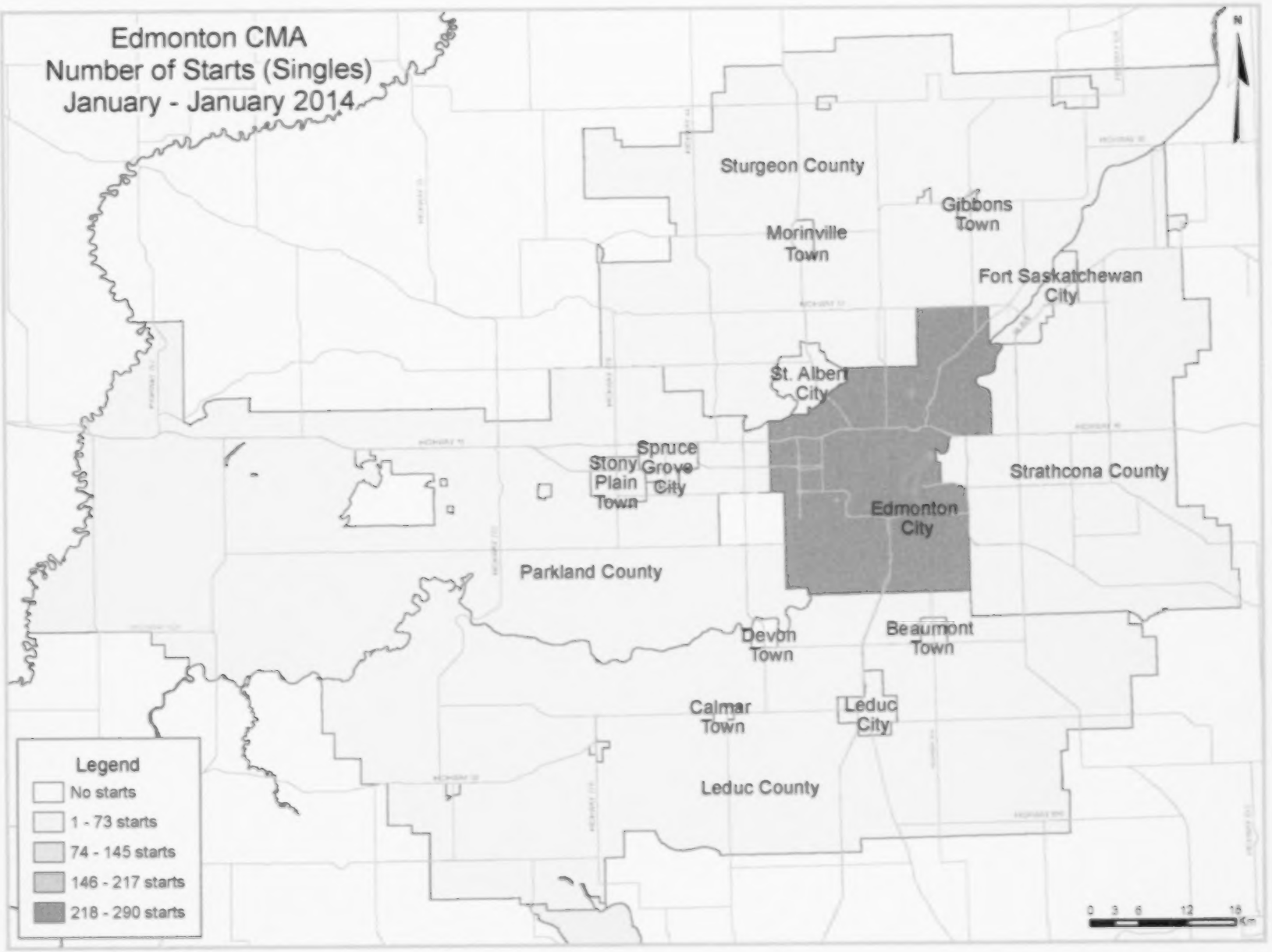
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
January - January 2014
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
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Strathcona County
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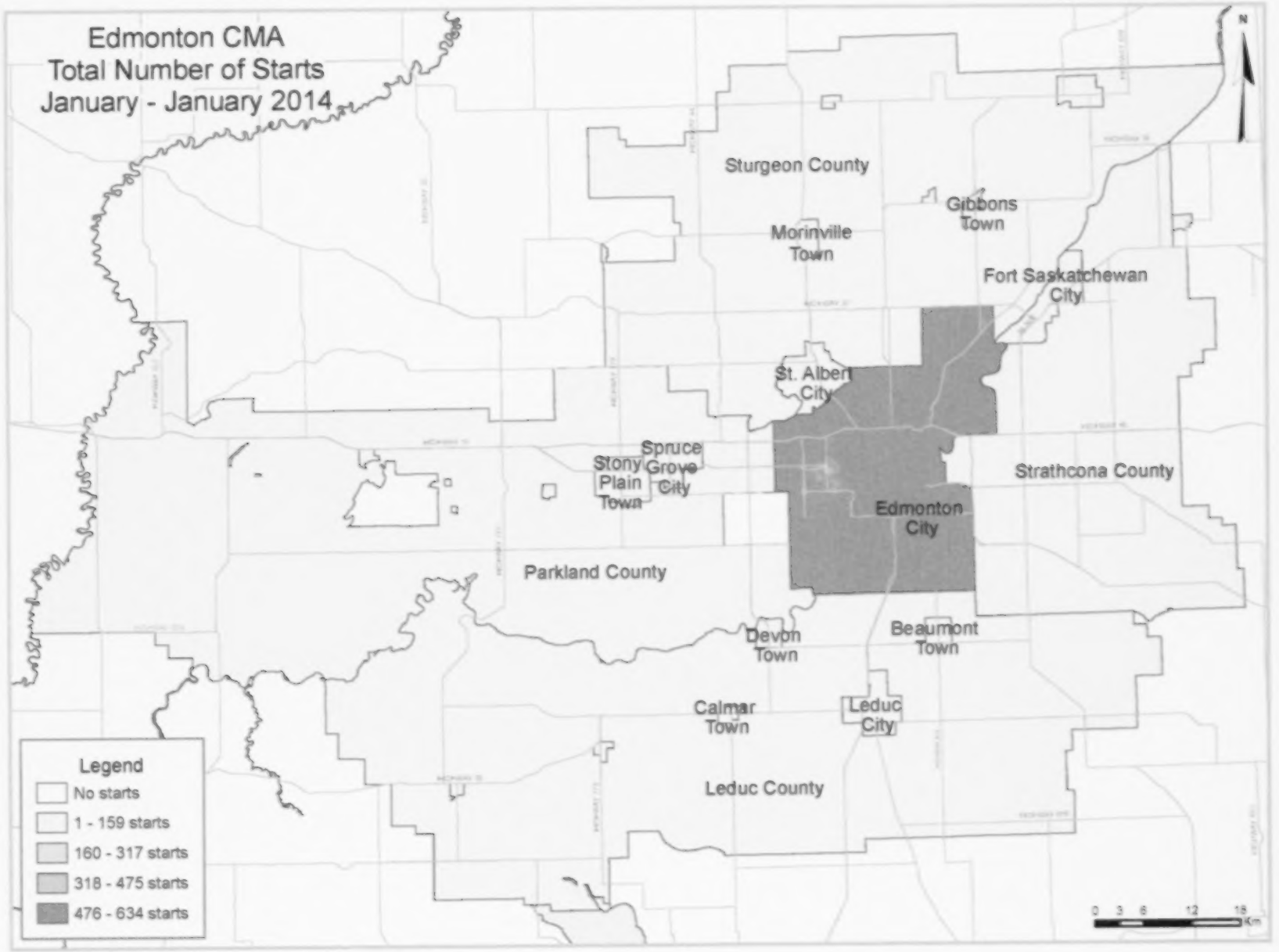
Edmonton CMA
Total Number of Starts
January - January 2014
Sturgeon County
Gibbons Town
Morinville Town
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Spruce Grove City
Stony Plain Town
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Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
1 - 159 starts
160 - 317 starts
318 - 475 starts
476 - 634 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) January 2014		
Edmonton CMA[1]	December 2013	January 2014
Trend[2]	13,043	12,949
SAAR	15,860	11,534
	January 2013	January 2014
Actual		
January - Single-Detached	304	388
January - Multiples	315	388
January - Total	619	776
January to January - Single-Detached	304	388
January to January - Multiples	315	388
January to January - Total	619	776

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
January 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Sing'e	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2014	388	128	4	0	21	109	0	126	776
January 2013	303	104	24	1	35	74	0	78	619
% Change	28.1	23.1	-83.3	-100.0	-40.0	47.3	n/a	61.5	25.4
Year-to-date 2014	388	128	4	0	21	109	0	126	776
Year-to-date 2013	303	104	24	1	35	74	0	78	619
% Change	28.1	23.1	-83.3	-100.0	-40.0	47.3	n/a	61.5	25.4
UNDER CONSTRUCTION									
January 2014	3,982	1,316	320	6	904	4,400	18	2,423	13,369
January 2013	3,621	1,280	131	6	995	3,489	25	1,951	11,498
% Change	10.0	2.8	144.3	0.0	-9.1	26.1	-28.0	24.2	16.3
COMPLETIONS									
January 2014	363	142	26	0	82	210	0	305	1,128
January 2013	416	168	34	1	105	111	0	202	1,037
% Change	-12.7	-15.5	-23.5	-100.0	-21.9	89.2	n/a	51.0	8.8
Year-to-date 2014	363	142	26	0	82	210	0	305	1,128
Year-to-date 2013	416	168	34	1	105	111	0	202	1,037
% Change	-12.7	-15.5	-23.5	-100.0	-21.9	89.2	n/a	51.0	8.8
COMPLETED & NOT ABSORBED									
January 2014	578	215	29	1	144	284	n/a	n/a	1,251
January 2013	618	185	34	1	172	481	n/a	n/a	1,491
% Change	-6.5	16.2	-14.7	0.0	-16.3	-41.0	n/a	n/a	-16.1
ABSORBED									
January 2014	403	134	32	0	96	232	n/a	n/a	897
January 2013	408	157	28	0	97	105	n/a	n/a	795
% Change	-1.2	-14.6	14.3	n/a	-1.0	121.0	n/a	n/a	12.8
Year-to-date 2014	403	134	32	0	96	232	n/a	n/a	897
Year-to-date 2013	408	157	28	0	97	105	n/a	n/a	795
% Change	-1.2	-14.6	14.3	n/a	-1.0	121.0	n/a	n/a	12.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
January 2014	290	88	0	0	21	109	0	126	634
January 2013	217	74	12	1	19	74	0	78	475
Beaumont Town									
January 2014	9	0	0	0	0	0	0	0	9
January 2013	13	2	4	0	0	0	0	0	19
Devon Town									
January 2014	0	2	0	0	0	0	0	0	2
January 2013	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
January 2014	18	4	0	0	0	0	0	0	22
January 2013	11	0	0	0	2	0	0	0	13
Leduc City									
January 2014	13	16	0	0	0	0	0	0	29
January 2013	15	10	0	0	0	0	0	0	25
Leduc County									
January 2014	5	0	0	0	0	0	0	0	5
January 2013	4	0	0	0	0	0	0	0	4
Morinville Town									
January 2014	2	0	0	0	0	0	0	0	2
January 2013	2	2	0	0	4	0	0	0	8
Parkland County									
January 2014	3	2	0	0	0	0	0	0	5
January 2013	6	0	0	0	0	0	0	0	6
Spruce Grove City									
January 2014	18	10	4	0	0	0	0	0	32
January 2013	6	10	8	0	0	0	0	0	24
St. Albert City									
January 2014	11	0	0	0	0	0	0	0	11
January 2013	3	0	0	0	0	0	0	0	3
Stony Plain Town									
January 2014	3	0	0	0	0	0	0	0	3
January 2013	2	2	0	0	0	0	0	0	4
Strathcona County									
January 2014	12	6	0	0	0	0	0	0	18
January 2013	18	4	0	0	10	0	0	0	32
Sturgeon County									
January 2014	1	0	0	0	0	0	0	0	1
January 2013	6	0	0	0	0	0	0	0	6
Remainder of the CMA									
January 2014	3	0	0	0	0	0	0	0	3
January 2013	0	0	0	0	0	0	0	0	0
Edmonton CMA									
January 2014	388	128	4	0	21	109	0	126	776
January 2013	303	104	24	1	35	74	0	78	619

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
January 2014	2,579	990	162	6	715	4,062	10	1,625	10,149
January 2013	2,230	968	62	6	777	3,237	13	1,764	9,057
Beaumont Town									
January 2014	113	38	28	0	0	0	0	0	179
January 2013	180	26	15	0	0	0	0	0	221
Devon Town									
January 2014	1	2	0	0	0	0	0	0	3
January 2013	11	0	0	0	5	0	0	0	16
Fort Saskatchewan City									
January 2014	135	44	0	0	2	0	0	142	323
January 2013	138	38	4	0	8	0	0	0	188
Leduc City									
January 2014	203	62	58	0	29	160	4	0	516
January 2013	205	80	15	0	25	160	0	0	485
Leduc County									
January 2014	116	0	0	0	0	0	0	0	116
January 2013	104	0	0	0	0	0	0	0	104
Morinville Town									
January 2014	25	0	12	0	4	0	0	37	78
January 2013	37	4	8	0	23	0	0	0	72
Parkland County									
January 2014	145	2	0	0	0	0	0	0	147
January 2013	143	8	0	0	0	0	0	0	151
Spruce Grove City									
January 2014	187	122	60	0	27	44	0	143	583
January 2013	99	86	27	0	25	92	0	0	329
St. Albert City									
January 2014	106	2	0	0	44	72	0	442	666
January 2013	94	10	0	0	0	0	0	118	222
Stony Plain Town									
January 2014	50	14	0	0	19	4	0	34	121
January 2013	49	46	0	0	32	0	0	0	127
Strathcona County									
January 2014	186	40	0	0	64	58	0	0	348
January 2013	194	14	0	0	100	0	0	69	377
Sturgeon County									
January 2014	79	0	0	0	0	0	0	0	79
January 2013	84	0	0	0	0	0	0	0	84
Remainder of the CMA									
January 2014	57	0	0	0	0	0	4	0	61
January 2013	53	0	0	0	0	0	12	0	65
Edmonton CMA									
January 2014	3,982	1,316	320	6	904	4,400	18	2,423	13,369
January 2013	3,621	1,280	131	6	995	3,489	25	1,951	11,498

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
January 2014	246	114	15	0	68	210	0	137	790
January 2013	283	138	10	0	67	111	0	0	609
Beaumont Town									
January 2014	15	0	11	0	0	0	0	104	130
January 2013	5	0	0	0	0	0	0	0	5
Devon Town									
January 2014	1	0	0	0	0	0	0	0	1
January 2013	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
January 2014	17	8	0	0	0	0	0	0	25
January 2013	20	6	0	1	2	0	0	0	29
Leduc City									
January 2014	24	10	0	0	0	0	0	0	34
January 2013	10	8	0	0	8	0	0	0	26
Leduc County									
January 2014	1	0	0	0	0	0	0	0	1
January 2013	4	0	0	0	0	0	0	0	4
Morinville Town									
January 2014	6	0	0	0	0	0	0	0	6
January 2013	4	0	0	0	0	0	0	0	4
Parkland County									
January 2014	2	0	0	0	0	0	0	0	2
January 2013	9	0	0	0	0	0	0	0	9
Spruce Grove City									
January 2014	0	2	0	0	0	0	0	0	2
January 2013	23	10	24	0	8	0	0	202	267
St. Albert City									
January 2014	8	2	0	0	0	0	0	64	74
January 2013	16	0	0	0	0	0	0	0	16
Stony Plain Town									
January 2014	2	0	0	0	0	0	0	0	2
January 2013	8	4	0	0	0	0	0	0	12
Strathcona County									
January 2014	29	6	0	0	14	0	0	0	49
January 2013	21	2	0	0	20	0	0	0	43
Sturgeon County									
January 2014	11	0	0	0	0	0	0	0	11
January 2013	9	0	0	0	0	0	0	0	9
Remainder of the CMA									
January 2014	1	0	0	0	0	0	0	0	1
January 2013	4	0	0	0	0	0	0	0	4
Edmonton CMA									
January 2014	363	142	26	0	82	210	0	305	1,128
January 2013	416	168	34	1	105	111	0	202	1,037

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
January 2014	295	154	21	1	90	217	n/a	n/a	778
January 2013	279	118	13	0	79	282	n/a	n/a	771
Beaumont Town									
January 2014	40	4	2	0	0	0	n/a	n/a	46
January 2013	26	2	1	0	0	0	n/a	n/a	29
Devon Town									
January 2014	3	0	0	0	3	0	n/a	n/a	6
January 2013	1	0	0	0	1	0	n/a	n/a	2
Fort Saskatchewan City									
January 2014	30	7	0	0	1	0	n/a	n/a	38
January 2013	58	12	0	1	11	28	n/a	n/a	110
Leduc City									
January 2014	36	11	0	0	0	0	n/a	n/a	47
January 2013	32	23	0	0	1	17	n/a	n/a	73
Leduc County									
January 2014	3	0	0	0	0	0	n/a	n/a	3
January 2013	1	0	0	0	0	0	n/a	n/a	1
Morinville Town									
January 2014	15	0	5	0	16	0	n/a	n/a	36
January 2013	19	0	1	0	19	0	n/a	n/a	39
Parkland County									
January 2014	11	0	0	0	0	0	n/a	n/a	11
January 2013	16	4	0	0	0	0	n/a	n/a	20
Spruce Grove City									
January 2014	34	14	1	0	18	0	n/a	n/a	67
January 2013	45	19	19	0	35	0	n/a	n/a	118
St. Albert City									
January 2014	38	0	0	0	0	16	n/a	n/a	54
January 2013	38	0	0	0	0	35	n/a	n/a	73
Stony Plain Town									
January 2014	20	19	0	0	10	42	n/a	n/a	91
January 2013	31	4	0	0	3	52	n/a	n/a	90
Strathcona County									
January 2014	47	6	0	0	6	9	n/a	n/a	68
January 2013	68	3	0	0	23	67	n/a	n/a	161
Sturgeon County									
January 2014	0	0	0	0	0	0	n/a	n/a	0
January 2013	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
January 2014	6	0	0	0	0	0	n/a	n/a	6
January 2013	4	0	0	0	0	0	n/a	n/a	4
Edmonton CMA									
January 2014	578	215	29	1	144	284	n/a	n/a	1,251
January 2013	618	185	34	1	172	481	n/a	n/a	1,491

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
January 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
January 2014	284	110	20	0	78	232	n/a	n/a	724
January 2013	281	136	4	0	66	99	n/a	n/a	586
Beaumont Town									
January 2014	11	0	10	0	0	0	n/a	n/a	21
January 2013	5	0	0	0	0	0	n/a	n/a	5
Devon Town									
January 2014	1	0	0	0	0	0	n/a	n/a	1
January 2013	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
January 2014	21	5	0	0	2	0	n/a	n/a	28
January 2013	18	0	0	0	1	2	n/a	n/a	21
Leduc City									
January 2014	21	8	0	0	0	0	n/a	n/a	29
January 2013	11	5	0	0	7	0	n/a	n/a	23
Leduc County									
January 2014	4	0	0	0	0	0	n/a	n/a	4
January 2013	5	0	0	0	0	0	n/a	n/a	5
Morinville Town									
January 2014	7	0	1	0	0	0	n/a	n/a	8
January 2013	3	0	1	0	1	0	n/a	n/a	5
Parkland County									
January 2014	0	0	0	0	0	0	n/a	n/a	0
January 2013	6	0	0	0	0	0	n/a	n/a	6
Spruce Grove City									
January 2014	1	2	1	0	0	0	n/a	n/a	4
January 2013	20	11	23	0	2	0	n/a	n/a	56
St. Albert City									
January 2014	13	2	0	0	0	0	n/a	n/a	15
January 2013	14	0	0	0	0	1	n/a	n/a	15
Stony Plain Town									
January 2014	2	0	0	0	2	0	n/a	n/a	4
January 2013	7	3	0	0	0	0	n/a	n/a	10
Strathcona County									
January 2014	26	7	0	0	14	0	n/a	n/a	47
January 2013	25	2	0	0	20	3	n/a	n/a	50
Sturgeon County									
January 2014	11	0	0	0	0	0	n/a	n/a	11
January 2013	9	0	0	0	0	0	n/a	n/a	9
Remainder of the CMA									
January 2014	1	0	0	0	0	0	n/a	n/a	1
January 2013	4	0	0	0	0	0	n/a	n/a	4
Edmonton CMA									
January 2014	403	134	32	0	96	232	n/a	n/a	897
January 2013	408	157	28	0	97	105	n/a	n/a	795

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	% Change
Edmonton City	290	218	88	76	21	29	235	152	634	475	33.5
Beaumont Town	9	13	0	2	0	4	0	0	9	19	-52.6
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	2	0	0	0	0	0	2	0	n/a
Fort Saskatchewan City	18	11	4	2	0	0	0	0	22	13	69.2
Gibbons Town	2	0	0	0	0	0	0	0	2	0	n/a
Leduc City	13	15	16	10	0	0	0	0	29	25	16.0
Leduc County	5	4	0	0	0	0	0	0	5	4	25.0
Morinville Town	2	2	0	2	0	4	0	0	2	8	-75.0
Parkland County	3	6	2	0	0	0	0	0	5	6	-16.7
Spruce Grove City	18	6	10	10	4	8	0	0	32	24	33.3
St. Albert City	11	3	0	0	0	0	0	0	11	3	**
Stony Plain Town	3	2	0	2	0	0	0	0	3	4	-25.0
Strathcona County	12	18	6	6	0	8	0	0	18	32	-43.8
Sturgeon County	1	6	0	0	0	0	0	0	1	6	-83.3
Remainder of the CMA	1	0	0	0	0	0	0	0	1	0	n/a
Edmonton CMA	388	304	128	110	25	53	235	152	776	619	25.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Edmonton City	290	218	88	76	21	29	235	152	634	475	33.5
Beaumont Town	9	13	0	2	0	4	0	0	9	19	-52.6
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	2	0	0	0	0	0	2	0	n/a
Fort Saskatchewan City	18	11	4	2	0	0	0	0	22	13	69.2
Gibbons Town	2	0	0	0	0	0	0	0	2	0	n/a
Leduc City	13	15	16	10	0	0	0	0	29	25	16.0
Leduc County	5	4	0	0	0	0	0	0	5	4	25.0
Morinville Town	2	2	0	2	0	4	0	0	2	8	-75.0
Parkland County	3	6	2	0	0	0	0	0	5	6	-16.7
Spruce Grove City	18	6	10	10	4	8	0	0	32	24	33.3
St. Albert City	11	3	0	0	0	0	0	0	11	3	**
Stony Plain Town	3	2	0	2	0	0	0	0	3	4	-25.0
Strathcona County	12	18	6	6	0	8	0	0	18	32	-43.8
Sturgeon County	1	6	0	0	0	0	0	0	1	6	-83.3
Remainder of the CMA	1	0	0	0	0	0	0	0	1	0	n/a
Edmonton CMA	388	304	128	110	25	53	235	152	776	619	25.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013
Edmonton City	21	29	0	0	109	74	126	78
Beaumont Town	0	4	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	8	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	25	53	0	0	109	74	126	78

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	21	29	0	0	109	74	126	78
Beaumont Town	0	4	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	8	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	8	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	25	53	0	0	109	74	126	78

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013
Edmonton City	378	303	130	94	126	78	634	475
Beaumont Town	9	19	0	0	0	0	9	19
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	2	0
Fort Saskatchewan City	22	11	0	2	0	0	22	13
Gibbons Town	2	0	0	0	0	0	2	0
Leduc City	29	25	0	0	0	0	29	25
Leduc County	5	4	0	0	0	0	5	4
Morinville Town	2	4	0	4	0	0	2	8
Parkland County	5	6	0	0	0	0	5	6
Spruce Grove City	32	24	0	0	0	0	32	24
St. Albert City	11	3	0	0	0	0	11	3
Stony Plain Town	3	4	0	0	0	0	3	4
Strathcona County	18	22	0	10	0	0	18	32
Sturgeon County	1	6	0	0	0	0	1	6
Remainder of the CMA	1	0	0	0	0	0	1	0
Edmonton CMA	520	431	130	110	126	78	776	619

Table 2.5: Starts by Submarket and by Intended Market
January - January 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	378	303	130	94	126	78	634	475
Beaumont Town	9	19	0	0	0	0	9	19
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	2	0	0	0	0	0	2	0
Fort Saskatchewan City	22	11	0	2	0	0	22	13
Gibbons Town	2	0	0	0	0	0	2	0
Leduc City	29	25	0	0	0	0	29	25
Leduc County	5	4	0	0	0	0	5	4
Morinville Town	2	4	0	4	0	0	2	8
Parkland County	5	6	0	0	0	0	5	6
Spruce Grove City	32	24	0	0	0	0	32	24
St. Albert City	11	3	0	0	0	0	11	3
Stony Plain Town	3	4	0	0	0	0	3	4
Strathcona County	18	22	0	10	0	0	18	32
Sturgeon County	1	6	0	0	0	0	1	6
Remainder of the CMA	1	0	0	0	0	0	1	0
Edmonton CMA	520	431	130	110	126	78	776	619

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	% Change
Edmonton City	246	283	132	148	65	67	347	111	790	609	29.7
Beaumont Town	15	5	0	0	11	0	104	0	130	5	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	17	21	8	8	0	0	0	0	25	29	-13.8
Gibbons Town	1	2	0	0	0	0	0	0	1	2	-50.0
Leduc City	24	10	10	8	0	8	0	0	34	26	30.8
Leduc County	1	4	0	0	0	0	0	0	1	4	-75.0
Morinville Town	6	4	0	0	0	0	0	0	6	4	50.0
Parkland County	2	9	0	0	0	0	0	0	2	9	-77.8
Spruce Grove City	0	23	2	10	0	32	0	202	2	267	-99.3
St. Albert City	8	16	2	0	0	0	64	0	74	16	**
Stony Plain Town	2	8	0	4	0	0	0	0	2	12	-83.3
Strathcona County	29	21	12	4	8	18	0	0	49	43	14.0
Sturgeon County	11	9	0	0	0	0	0	0	11	9	22.2
Remainder of the CMA	0	2	0	0	0	0	0	0	0	2	-100.0
Edmonton CMA	363	417	166	182	84	125	515	313	1,128	1,037	8.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Edmonton City	246	283	132	148	65	67	347	111	790	609	29.7
Beaumont Town	15	5	0	0	11	0	104	0	130	5	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	17	21	8	8	0	0	0	0	25	29	-13.8
Gibbons Town	1	2	0	0	0	0	0	0	1	2	-50.0
Leduc City	24	10	10	8	0	8	0	0	34	26	30.8
Leduc County	1	4	0	0	0	0	0	0	1	4	-75.0
Morinville Town	6	4	0	0	0	0	0	0	6	4	50.0
Parkland County	2	9	0	0	0	0	0	0	2	9	-77.8
Spruce Grove City	0	23	2	10	0	32	0	202	2	267	-99.3
St. Albert City	8	16	2	0	0	0	64	0	74	16	**
Stony Plain Town	2	8	0	4	0	0	0	0	2	12	-83.3
Strathcona County	29	21	12	4	8	18	0	0	49	43	14.0
Sturgeon County	11	9	0	0	0	0	0	0	11	9	22.2
Remainder of the CMA	0	2	0	0	0	0	0	0	0	2	-100.0
Edmonton CMA	363	417	166	182	84	125	515	313	1,128	1,037	8.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013
Edmonton City	65	67	0	0	210	111	137	0
Beaumont Town	11	0	0	0	0	0	104	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	8	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	32	0	0	0	0	0	202
St. Albert City	0	0	0	0	0	0	64	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	8	18	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	84	125	0	0	210	111	305	202

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	65	67	0	0	210	111	137	0
Beaumont Town	11	0	0	0	0	0	104	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	8	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	32	0	0	0	0	0	202
St. Albert City	0	0	0	0	0	0	64	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	8	18	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	84	125	0	0	210	111	305	202

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013
Edmonton City	375	431	278	178	137	0	790	609
Beaumont Town	26	5	0	0	104	0	130	5
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	25	26	0	3	0	0	25	29
Gibbons Town	1	2	0	0	0	0	1	2
Leduc City	34	18	0	8	0	0	34	26
Leduc County	1	4	0	0	0	0	1	4
Morinville Town	6	4	0	0	0	0	6	4
Parkland County	2	9	0	0	0	0	2	9
Spruce Grove City	2	57	0	8	0	202	2	267
St. Albert City	10	16	0	0	64	0	74	16
Stony Plain Town	2	12	0	0	0	0	2	12
Strathcona County	35	23	14	20	0	0	49	43
Sturgeon County	11	9	0	0	0	0	11	9
Remainder of the CMA	0	2	0	0	0	0	0	2
Edmonton CMA	531	618	292	217	305	202	1,128	1,037

Table 3.5: Completions by Submarket and by Intended Market
January - January 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	375	431	278	178	137	0	790	609
Beaumont Town	26	5	0	0	104	0	130	5
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	25	26	0	3	0	0	25	29
Gibbons Town	1	2	0	0	0	0	1	2
Leduc City	34	18	0	8	0	0	34	26
Leduc County	1	4	0	0	0	0	1	4
Morinville Town	6	4	0	0	0	0	6	4
Parkland County	2	9	0	0	0	0	2	9
Spruce Grove City	2	57	0	8	0	202	2	267
St. Albert City	10	16	0	0	64	0	74	16
Stony Plain Town	2	12	0	0	0	0	2	12
Strathcona County	35	23	14	20	0	0	49	43
Sturgeon County	11	9	0	0	0	0	11	9
Remainder of the CMA	0	2	0	0	0	0	0	2
Edmonton CMA	531	618	292	217	305	202	1,128	1,037

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
January 2014	14	5.0	85	30.1	101	35.8	44	15.6	38	13.5	282	488,200	544,696
January 2013	28	10.3	110	40.6	72	26.6	23	8.5	38	14.0	271	449,000	506,285
Year-to-date 2014	14	5.0	85	30.1	101	35.8	44	15.6	38	13.5	282	488,200	544,696
Year-to-date 2013	28	10.3	110	40.6	72	26.6	23	8.5	38	14.0	271	449,000	506,285
Beaumont Town													
January 2014	0	0.0	4	36.4	4	36.4	3	27.3	0	0.0	11	516,600	510,398
January 2013	1	20.0	1	20.0	1	20.0	2	40.0	0	0.0	5	--	--
Year-to-date 2014	0	0.0	4	36.4	4	36.4	3	27.3	0	0.0	11	516,600	510,398
Year-to-date 2013	1	20.0	1	20.0	1	20.0	2	40.0	0	0.0	5	--	--
Calmar Town													
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Devon Town													
January 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Fort Saskatchewan City													
January 2014	1	5.0	9	45.0	5	25.0	3	15.0	2	10.0	20	454,900	483,520
January 2013	1	5.6	9	50.0	4	22.2	3	16.7	1	5.6	18	434,800	469,383
Year-to-date 2014	1	5.0	9	45.0	5	25.0	3	15.0	2	10.0	20	454,900	483,520
Year-to-date 2013	1	5.6	9	50.0	4	22.2	3	16.7	1	5.6	18	434,800	469,383
Gibbons Town													
January 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
January 2013	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Leduc City													
January 2014	12	57.1	6	28.6	3	14.3	0	0.0	0	0.0	21	334,000	365,177
January 2013	2	18.2	6	54.5	2	18.2	0	0.0	1	9.1	11	412,800	418,944
Year-to-date 2014	12	57.1	6	28.6	3	14.3	0	0.0	0	0.0	21	334,000	365,177
Year-to-date 2013	2	18.2	6	54.5	2	18.2	0	0.0	1	9.1	11	412,800	418,944
Leduc County													
January 2014	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	--	--
January 2013	2	40.0	1	20.0	0	0.0	2	40.0	0	0.0	5	--	--
Year-to-date 2014	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	--	--
Year-to-date 2013	2	40.0	1	20.0	0	0.0	2	40.0	0	0.0	5	--	--
Morinville Town													
January 2014	0	0.0	5	71.4	2	28.6	0	0.0	0	0.0	7	--	--
January 2013	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	0	0.0	5	71.4	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2013	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2013	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Spruce Grove City													
January 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
January 2013	3	15.0	7	35.0	3	15.0	4	20.0	3	15.0	20	443,639	489,955
Year-to-date 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	3	15.0	7	35.0	3	15.0	4	20.0	3	15.0	20	443,639	489,955
St. Albert City													
January 2014	0	0.0	0	0.0	7	53.8	4	30.8	2	15.4	13	540,700	579,123
January 2013	0	0.0	3	21.4	3	21.4	5	35.7	3	21.4	14	586,200	580,421
Year-to-date 2014	0	0.0	0	0.0	7	53.8	4	30.8	2	15.4	13	540,700	579,123
Year-to-date 2013	0	0.0	3	21.4	3	21.4	5	35.7	3	21.4	14	586,200	580,421
Stony Plain Town													
January 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
January 2013	0	0.0	3	50.0	2	33.3	0	0.0	1	16.7	6	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	3	50.0	2	33.3	0	0.0	1	16.7	6	--	--
Strathcona County													
January 2014	0	0.0	2	9.5	9	42.9	7	33.3	3	14.3	21	505,000	1,065,333
January 2013	0	0.0	8	38.1	6	28.6	5	23.8	2	9.5	21	510,000	516,476
Year-to-date 2014	0	0.0	2	9.5	9	42.9	7	33.3	3	14.3	21	505,000	1,065,333
Year-to-date 2013	0	0.0	8	38.1	6	28.6	5	23.8	2	9.5	21	510,000	516,476
Sturgeon County													
January 2014	1	10.0	0	0.0	2	20.0	1	10.0	6	60.0	10	685,000	724,900
January 2013	2	22.2	2	22.2	2	22.2	2	22.2	1	11.1	9	--	--
Year-to-date 2014	1	10.0	0	0.0	2	20.0	1	10.0	6	60.0	10	685,000	724,900
Year-to-date 2013	2	22.2	2	22.2	2	22.2	2	22.2	1	11.1	9	--	--
Remainder of the CMA													
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Edmonton CMA													
January 2014	30	7.6	112	28.5	135	34.4	64	16.3	52	13.2	393	486,400	562,354
January 2013	40	10.3	156	40.2	96	24.7	46	11.9	50	12.9	388	449,000	508,847
Year-to-date 2014	30	7.6	112	28.5	135	34.4	64	16.3	52	13.2	393	486,400	562,354
Year-to-date 2013	40	10.3	156	40.2	96	24.7	46	11.9	50	12.9	388	449,000	508,847

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2014

Submarket	Jan 2014	Jan 2013	% Change	YTD 2014	YTD 2013	% Change
Edmonton City	544,696	506,285	7.6	544,696	506,285	7.6
Beaumont Town	510,398	--	n/a	510,398	--	n/a
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	483,520	469,383	3.0	483,520	469,383	3.0
Gibbons Town	--	--	n/a	--	--	n/a
Leduc City	365,177	418,944	-12.8	365,177	418,944	-12.8
Leduc County	--	--	n/a	--	--	n/a
Morinville Town	--	--	n/a	--	--	n/a
Parkland County	--	--	n/a	--	--	n/a
Spruce Grove City	--	489,955	n/a	--	489,955	n/a
St. Albert City	579,123	580,421	-0.2	579,123	580,421	-0.2
Stony Plain Town	--	--	n/a	--	--	n/a
Strathcona County	1,065,333	516,476	106.3	1,065,333	516,476	106.3
Sturgeon County	724,900	--	n/a	724,900	--	n/a
Remainder of the CMA	--	--	n/a	--	--	n/a
Edmonton CMA	562,354	508,847	10.5	562,354	508,847	10.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
January 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	1,075	15.6	1,628	2,172	2,437	66.8	323,541	1.7	334,191
	February	1,301	5.7	1,569	2,328	2,518	62.3	334,347	1.4	340,871
	March	1,645	1.4	1,596	2,795	2,508	63.6	350,723	4.5	342,381
	April	1,838	-1.9	1,448	3,213	2,509	57.7	349,047	3.7	345,293
	May	2,151	-0.2	1,555	3,734	2,639	58.9	350,921	1.1	339,477
	June	2,052	7.3	1,678	3,151	2,703	62.1	353,360	3.8	344,937
	July	2,136	23.8	1,661	2,949	2,562	64.8	345,335	2.4	340,216
	August	1,753	14.2	1,705	2,660	2,550	66.9	348,758	4.3	347,011
	September	1,712	24.8	1,769	2,404	2,498	70.8	349,923	8.1	347,524
	October	1,682	23.2	1,714	2,102	2,387	71.8	332,461	1.4	339,163
	November	1,291	15.8	1,695	1,591	2,406	70.4	339,703	2.5	347,241
	December	916	14.1	1,535	912	2,292	67.0	347,103	5.4	356,916
2014	January	987	-8.2	1,532	2,282	2,502	61.2	343,545	6.2	355,034
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	4,021	6.3		7,295			338,157	2.7	
	Q1 2014	N/A			N/A			N/A		
	YTD 2013	1,075	-94.3		2,172			323,540	-3.0	
	YTD 2014	987	-8.2		2,282			343,545	6.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
January 2014

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	91.0	126.8	703	4.3	73.0	1,030
	February	595	3.00	5.24	91.0	128.0	702	4.4	72.7	1,028
	March	590	3.00	5.14	91.0	128.3	704	4.3	72.6	1,035
	April	590	3.00	5.14	91.2	129.0	704	4.5	72.5	1,038
	May	590	3.00	5.14	91.0	129.7	707	4.6	72.8	1,048
	June	590	3.14	5.14	91.3	130.0	713	4.7	73.2	1,046
	July	590	3.14	5.14	91.2	129.5	719	4.9	73.7	1,041
	August	601	3.14	5.34	91.4	129.4	724	5.3	74.1	1,033
	September	601	3.14	5.34	91.0	129.5	725	5.2	73.9	1,037
	October	601	3.14	5.34	91.1	129.2	723	5.4	73.6	1,044
	November	601	3.14	5.34	90.9	129.3	725	5.2	73.5	1,050
	December	601	3.14	5.34	90.9	128.9	726	5.5	73.6	1,052
2014	January	595	3.14	5.24		129.6	728	5.5	73.5	1,063
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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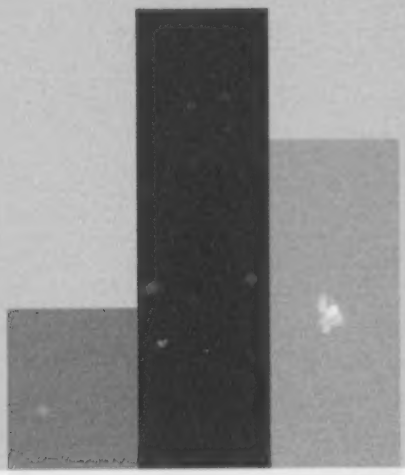

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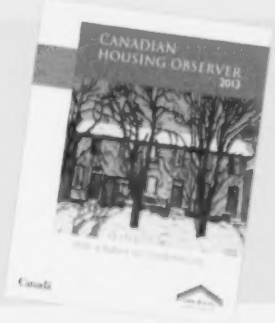

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